## 1889 21 Mic 639

My work has made m: quite familiar with real estate and its market price in Montgomery County.

- Q. What do you think about the net price of \$9,120.00 for the property at 21 South Jefferson Street?
- A. I think it is a fair and equitable price. It may be somewhat high, but I think we ought to get that for it. Mr. Young paid \$5,700.00 for it when he bought it and he and Mr. Grove nad a complicated deal in which Young bought Grove's house on Therman Avenue and Grove took Young's house at 21 S. Jefferson, and they both figured that Grove paid about \$200.00 more than Young had paid, or a total of about \$6500.00. After he got it, Mr. Grove put on storm windows and changed from hot-dir to steam. It is hard to value the home as to comparable sales because no houses have been sold there since Mr. Grove bought. The property was assessed for 1959 taxes for 2600 dollars. It is a small lot, the assessment showing it to be 16 feet by 93 feet. The property is in good condition. Actually, my wife and I would be satisfied to sell her share for a little less than a net of \$9,120.00 but since I am acting as guardian for Susan, I feel we should get the very top dollar and I believe this price is fair for her.
- Q. Do you feel it is in Susan's best interest that the place be sold?
- A. Yes, I do. The place is in good shape now and will bring the top dollar. I do not feel that neighborhood will ever improve. It may go down. Most of the homes there are owned and owned by elderly people. Then they die, if the properties are rented, it will decrease in value. They are all small, row houses. My wife would like to get her share out of the property, but we would rather not force a sale because it will bring more at private sale to the Goukers than at a public sale. Mr. Grove's funeral expenses have not been paid and there is a plumbing bill outstanding. Neither Mrs. Gouker nor Susan have any income with which to pay these debts and eventually, the place may have to be sold to pay them off or we would have to borrow money on a mortgage to pay these debts.
- Q. Where does Susan live?

ATT I DE MARIE MARIE

A. She now lives with us. She was staying at home with Mrs.

Gouker, but that did not work out well and she asked to come with us.